

Out of respect for the landowner s privacy, this version of the Land Use Priorities Committee Final Report was published without the names or the addresses of the landowners.

Rev. 1.0, January 31, 2002

Town of Westford

**Land Use Priorities
Committee**

**Final Report
January 2002**

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I. Introduction

This document is the final report of the Land Use Priorities Committee. It is the culmination of the effort of many people representing varied Town groups/committees as well as citizens without a formal board affiliation. Although from different groups, each member volunteered to serve on this committee because they recognized the need to plan for the Town's future land needs.

Mission

The Land Use Priorities Committee was authorized by the Selectman on January 4, 2000 with a three-fold mission:

- ¥ To evaluate all remaining land in Westford (including Chapter 61, 61A, and 61B lands, open space, and underdeveloped parcels) for use by the community.
- ¥ To priority rank existing properties and identify sites that meet specific long-range Town needs in accordance with the following un-ordered criteria.
 - To preserve the character of Westford
 - To provide alternative housing
 - To preserve and protect open space for conservation and recreation purposes
 - To implement the Open Space Plan
 - To preserve for future Town/school use
 - To protect natural resources, particularly water resources
- ¥ To identify parcels to satisfy the above criteria

Our Members

The committee benefited from the varied talents, perspectives and experiences of our members. We are extremely grateful to have had the land expertise of Diane Holmes, Leslie Thomas and Christie Williams. They spearheaded the daunting task of evaluating multiple hundreds of land parcels and helped to educate the rest of us. Bob Laporte and Kirk Ware provided information about state initiatives, land management as well as contributing their knowledge to the land characterizing effort.

Chris MacMillan gave her enthusiastic support, volunteering whenever help was needed and is now a member of the Community Preservation Act Committee. Mike Green contributed his Planning board experience and developed the master time line for meeting the Town's land needs. Bill Barnett answered all our Recreation-related questions. Bob McCusker supplied the Selectmen perspective.

We would also like to acknowledge those members who were involved in the committee's earlier phase. Jeanne Drula kept us grounded with the reality-based question "Where will the money come from?". Bob Ferreira provided representation for the Housing Department, Chris Pude joined us as Bob's replacement and educated many of us about the housing needs in Westford. Nancy Oakes provided a wealth of information about the Town as well as access to needed resources.

Steve Ledoux contributed his advice and expertise in Town and State matters. We benefited from his previous experience in Sudbury the Build Buy Analysis would not have been possible without his help.

Lastly, we are all grateful to Nancy Rosinski who assumed the role of Chairperson. Nancy kept us on task and on schedule. While we all contributed to the end products, Nancy was the person who initiated many efforts. We appreciate her leadership and commitment to getting the job done.

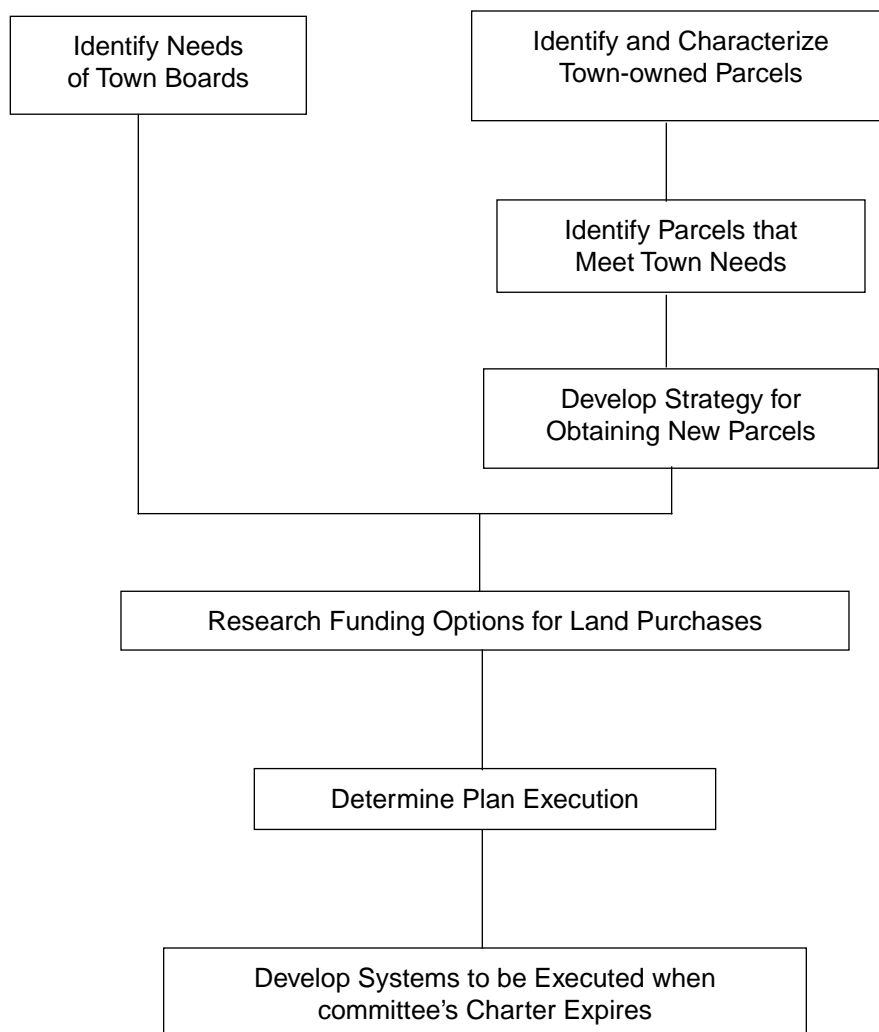
Margaret Murray,
Vice Chair/Secretary

Overall Plan

On August 27, 2000 the Committee adopted a plan to accomplish its goals. The major thrust of the plan was the development of a system to characterize land. Other facets of the plan included communicating our progress with the town, researching funding options, exploring the mechanics of how the Town learns about and transacts for land purchases and, finally, a strategy for exiting; we wanted to ensure that a system was in place to execute our plan (see section VII Recommendation for Plan Execution).

Synopsis

A synopsis of the process is provided in the flow diagram.



II. Committee Accomplishments

The following is a compilation of the tasks accomplished and products generated by the committee.

Created a Plan

Early in the process the group developed a comprehensive plan. The plan outlined milestones and helped to keep the group focused (Appendix B).

Created a Brochure

A brochure was created as part of our communication strategy. The brochure provided a summary of our statement of purpose and our overall plan. The brochure was distributed to various boards, mailed to landowners and distributed at our forum (Appendix C).

Completed Land Needs Surveys

Surveys were developed to gather information about the specific land needs of the various boards/departments. Demographic information was also included with the packet to assist in department s ten-year planning. The surveys were the basis for the long-range plan compiled in November 2000. (Appendix D).

Conducted the Land Use Forum

A forum was held to provide an overview of the numerous land planning options available to property owners. After the presentation, experts were on hand to answer questions about various programs. As a result of the forum, one land owner is actively working with the Conservation Committee and several others have expressed interest.

Evaluated Parcels

Once the lands needs were compiled from the surveys, the committee began the task of characterizing parcels of land. The committee first reviewed over 850 parcels from the assessor maps. Based on this review a list of 154 potential parcels was developed to visit. A form was developed to capture the characteristics of each parcel and teams were assigned lists of parcels to visit and classify. The observations from these visits were captured in the land characterization forms. The land characterization forms were assembled and matched with the Town s land needs. Preliminary meetings were held with various department heads to refine the lists. Based on these evaluations the committee has provided a final potential list of 136 parcels, including parcels of high conservation interest.

Communication

The committee recognized the importance of keeping the residents and property owners informed of our progress. In addition to the forum and brochure mentioned above, we kept the public informed of our progress via presentations to the Selectmen, articles in local papers, and a presentation on the local television station.

Investigated Various Funding Options

One of the goals of the Land Use Priorities Committee (LUPC) was to pull together as much information on the various ways available to fund the purchase of land. Listed below is a summary of those options researched.

1. Mitigation: These donations provided by developers are a possible source for building a land acquisition fund.
2. Pledges/Donations: A group could establish a campaign soliciting either pledges or donations from residents or businesses. The campaign would probably be more successful if it went to the purchase of a particular cause (i.e. Parish Arts Center).
3. Donation/Bargain Sale: There are a few ways that property owners could donate or sell land to the town or another qualified organization and qualify for a tax deduction as a charitable donation. This is an especially attractive choice for owners who have marginal land or land-locked parcels. Other owners may desire to place a conservation restriction on their land and maintain ownership of the land subject to a conservation easement. Property owners could also sell their property to the town at less than the fair market value and receive a tax deduction for the remaining amount (Bargain Sale). Owners interested in any of these choices should retain the services of a qualified tax attorney as the IRS has very specific guidelines for these sorts of transactions.
4. State Funding: Historically, the state either purchased town land outright, helped towns purchase land with self-help funds, or was convinced to purchase land because its management would affect many towns in the Commonwealth (ie.watersheds). The downside was the funds were limited and often involved the town losing autonomy to the state for managing land. In the fall of 2000, the state passed the Community Preservation Act (CPA) which allowed the towns to establish up to a 3% surcharge on property tax for the preservation of open space, historic sites and community housing. The state would then distribute funds, up to matching, to those towns choosing to participate in CPA. In 2001, Westford passed the CPA at the 3% surcharge.
5. Private Foundations: These are non-governmental, non-profit organizations with their own funds (usually from a single source) and programs managed by their own trustees. There are over 30,000 such

foundations in the United States. There are many types of private foundations: independent, corporate, operating and community. A community foundation usually has multiple sources of funding and a local or regional focus of giving.

6. Grants: There are several institutions that provide grant money for conservation/land related issues. Small amounts (generally \$10,000) were available for land acquisition/community education. Larger grants were available for advocacy. (See a compilation of the research in Attachment J.)
7. Establish a Westford Land Foundation: Over the course of 2001, a group of individuals has worked to establish the Westford Land Preservation Foundation, Inc. Board members could be instrumental in obtaining funds from individuals, corporations, or borrowing from banks. This group wants to be a responsive land-owner focused organization which would present property owners with options for the dilemma of what to do with family land. The focus of this organization would be limited development projects with a goal to preserve as much open space as economically feasible.

Completed a Financial Model of Build vs. Buy

The committee wanted to find a way to quantify the cost of further development. While searching for information, we discovered a nation-wide study from Ohio University which measured the cost of providing community services based on land classification (residential, commercial/industrial and farmland/open space). The Study is called the Cost of Community Services and it noted that all new residential uses have a ratio of between 1.15 and 1.50. For every dollar in tax revenue, a new residential development costs a city or town \$1.15 to \$1.50 in tax revenue. The study also reports the efforts of other researchers to measure the costs as a relationship between population growth and per capita local government spending. They determined that increases above 3% result in dramatic increases in capital spending.

The build vs buy analysis was our attempt to evaluate the cost/benefit to the taxpayer of Westford if the remaining land was developed. The spreadsheet is based on a model used by Sudbury. We have also included an explanation of the data sources used for those entries. The final yearly cost to the taxpayer if all parcels were developed would be \$556.

Evaluated the Process for Landowners to Work with the Town

The Town Manager and the former Town Clerk met with individuals that had been involved with various real estate transactions with the Town over the past several years in order to gauge how the land acquisition process was experienced from the sellers point of view. Three themes evolved from the conversations:

Timeliness - Sellers may have to wait months to finalize a sale, as a Town meeting vote is required to appropriate the money to buy the property.

One Negotiator - It would be easier in doing business with the Town if there were one designated negotiator as opposed to a committee structure.

Town Counsel - Town Counsel's diligence in reviewing, editing and negotiating the details of a purchase and sale agreement as well as other closing documents can create significant out of pocket expenses for the seller.

Supported the Town's Conservation Goals

During its tenure, the committee took a number of actions to actively support the Town's conservation goals, such as taking positions on land purchases and transfers and other conservation issues that arose. Specifically:

- ¥ It supported the transfer of the Hill Orchard to the care of the Conservation Commission.
- ¥ It supported and participated in discussions regarding the potential acquisition of the House and Barn parcel and the East Boston Camps parcel.
- ¥ It supported the passage of the Community Preservation Act.
- ¥ It educated landowners about conservation options for their land through the Land Use Forum.
- ¥ It supported the establishment of the Westford Land Preservation Foundation.

III. Town Land Needs

The charts on the next two pages outline the land needs for all departments and committees that responded to the surveys sent out by the Land Use Priorities Committee. Based on the information received from these groups, our committee developed a time line which estimates the amount of land that must be purchased on

an annual basis in the upcoming years to satisfy the municipal needs. Reference Appendix A for the detailed time line.

Table 1: Total Land Needs by Department

Department	Total Acres Needed
Fire	4
Recreation	67.25
Housing Authority	22.5
School	28
Historical	10
Water	30
Conservation	4,500

Table 2: Detailed Department Land Needs

Department	Land Need	Comments
Fire	Fire substation - 2 acres, rte. 40	Have Greystone parcel
	Fire substation - 2 acres, Parker Village	See matrix
	New Central Station - 2 acres w/in 1.5 mi of Town Center (1.0 mile from center is preferable)	See matrix
Library	Library expansion - 3.5-5 acres	Expansion of current site, 3 usable acres available
Recreation	Create trails on existing RR beds	Land is already available
	Soccer fields - 4.5 acres for 2 fields (14 fields needed)	See matrix
	Base/Softball fields - 1 acre each (17 fields needed)	3 at Stepinski parcel, see matrix for remaining
	Lacrosse Fields - 4.5 acres for 2 fields (4 fields needed)	See matrix
	Football Fields - 2.25 acres for 1 (3 fields needed)	See matrix
	Recreation complex - 6 acres	See matrix
	New Recreation Office	See matrix
Housing Authority	Affordable housing - 5-10 acres each (4 needed)	Stony Brook - satisfies one, see matrix for others
	Expansion of elderly housing on Tadmuck Rd.	2 acre Meineke parcel - complete

Table 2: Detailed Department Land Needs

Department	Land Need	Comments
School	Middle/High School - 28 acres	See matrix
	Administrative offices - 5 acres	Assumed will fit in with other project or in existing town building being vacated
	Storage	Old HW garage
Historical Commission	Land to move historic home on - 5 acres E. of 495	see matrix
	Land to move historic home on - 5 acres W. of 495	see matrix
Highway	New highway garage - 7 acres	Land purchased at 11/00 TM - 40 acres off North St.
Water	New well sites (2 @ 15 acres each)	Stepinski parcel - negotiations underway. See matrix
Town Hall	Expansion	Stony Brook, expand current location
Animal Control	Small	Old HW garage
Cemetery	No land needs	
Conservation	Protection of 4500 acres to meet mod. MP goal	See matrix

Note: See matrix refers to the spreadsheet which depicts potential parcels for various town land needs.

IV. Potential Parcels to Meet Land Needs

This section describes the process used to develop a list of potential parcels to meet the Town's land needs. It also contains the list of those parcels along with their identified potential uses.

Methodology

The Land Use Priorities Committee evaluated numerous parcels to determine if they could potentially be used to satisfy our municipal land needs. The committee started with reviewing all town owned land, land on the tax taking list, all parcels 2 acres or greater with no improvements and all parcels 5 acres or greater with improvements. This amounted to over 850 parcels and these were reviewed via the assessor maps. Based on the location of the parcel, frontage, wetlands and committee members knowledge of the land, the potential parcel list was reduced to 154 parcels. The committee then visited each one of these parcels in an effort to further characterize the land based on what could be seen from the road. Post this review, the potential

parcel list was reduced to 136 parcels and potential uses were assigned and ranked for each parcel. To satisfy our conservation goals, all parcels on the Open Space and Recreation Plan were put on our potential parcel list.

Parcel Descriptions/Eliminated Parcels

In the notebook titled Land Use Priorities Committee - Parcel Descriptions , one will find the land characterization sheets filled out for all the parcels that were visited by the committee. There is a varying amount of information on these sheets, however many are helpful in learning more about a particular parcel. In the back section of the book there is a list of parcels that were eliminated and brief descriptions as to why they were eliminated from the potential parcel list. Although this list is not inclusive of all parcels evaluated, there are numerous ones on the list which may be helpful for future groups. This book may be found in the Town Managers Office.

Potential Parcel List by Parcel Number

On the next several pages is the list of potential parcels to meet the Town s land needs. This list is ordered by Map & Parcel number. For each parcel, the following information will be found:

¥ Map & Parcel Number

¥ Owner

¥ Location

¥ Size of the parcel (in acres)

¥ The Chapter designation if applicable

¥ High impact if developed rating

It was assumed that if any parcel 50 acres or greater were developed for residential uses, that it would have a significant, negative, financial impact to the town. These parcels are rated with a 1 . The purpose of this rating is to allow the town to keep an eye on these parcels so that we can be pro-active in minimizing the growth in our town by possibly purchasing these parcels rather than allowing them to be developed.

¥ Potential Uses for the site

Listed across the top of the spreadsheet are all the land needs for the town. For each parcel, it was noted if that parcel would possibly satisfy that land need. A rating system was designed and an explanation of it can be found in the next section. It is important to note that the committees assessments of the parcels is based on a visual inspection from the road and committee members knowledge of the land. Although a potential parcel may be rated for a particular use, upon closer evaluation of the land, i.e. if it was up for sale, one may find that the parcel may not work for the designated use.

Assumptions/Notes Used in Parcel List

This section contains various notes and coding descriptions to describe the designations given to land on the following table.

Assumptions

- ¥ School Administration building will fit onto current or new School site or utilize an existing building.
- ¥ All potential uses were based on reviewing maps, committee member knowledge and viewing the site from the road.
Note that a potential site may be determined un-usable based on a more detailed evaluation of the parcel.

Coding Descriptions

The following table provides a description for the values in the Potential Uses column. Note that a blank indicates that a parcel is not usable for that particular use.

Table 3: Coding Descriptions

Code	Coding Descriptions
1	High impact if developed
1 - 3, 6 or 8	Municipal Needs 1 indicates the most usable site, a 3 being a potential but not a great site. + indicates the parcel is of high interest to the responsible dept./committee. 6 is a usable site, but unlikely to become available for use. 8 is a usable site, but recommended that it is better preserved for conservation
1 or 2	Conservation 1 being those of high interest according to the open space and recreation plan and 2 being the next level of this list.

Chapter Designations:

- ¥ Starting with a 0 designates mixed use - I.e. 017, 0= mixed use, 1=primary use, 7=secondary use. 7 in this case means Chapter 61A is secondary use.
- ¥ If code were 071, Chapter 61A would be the primary use
- ¥ Starting with a 6 - Chapter 61
- ¥ Starting with a 7 - Chapter 61A
- ¥ Starting with an 8 - Chapter 61B

Revision History of the Potential Parcel List

The Potential Parcel List underwent many revisions before being finalized as part of this document. The revision history provides some insight into the committee's decision process as well as providing a record for the future.

Table 4: Revision History of Potential Parcel List

Date	Rev.	Description of change
6/2/01	1	Combined tax title, >2 acre, >5 acre & town property listing into this one document
6/12/01	2	Deleted x parcels & rated potential uses based on committee member driveby's
6/19/01	3	Added conservation properties - parcels are from the Open space & rec committee report & those noted from driveby's as key conservation sites.
6/24/01	4	Italicized parcels that were previously deleted post the review of the maps but are on the conservation list and may want to be re-reviewed for potential municipal uses Note: A few parcels on this list do not have land characterization forms and need to be filled out
9/7/01	5	Added * for those parcels that need sheets filled out for them changed ratings per review of LUPC meetings to date (not completed yet). Added a rating of 6 & 8 - 6 being the parcel is usable but unlikely to be available, 8 being a usable parcel but not recommended for that particular use due to high conservation value. Land characterization sheets have been entered for all parcels on this list - details need to be filled in for those sheets added Added rating for parcels that would have a high impact to the town if developed for residential
10/15/01	6	Added chapter land use code for chapter land. deleted additional parcels/changed parcel ratings per LUPC meeting review
11/14/01	7	Changed ratings based on review meetings with department/committee heads on the potential parcels
12/6/01	8	Made minor changes based on LUPC meeting
12/19/01	9	Made minor changes based on LUPC member research - to Gage parcel & Jack Walsh parcel ratings

Table 5: Potential Parcels - Listed by Parcel Number

				High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
005 0003,4,5,6	Powers Rd	120.0	809/601	1			6	6		6	6		6	2	
005 0010 0000	71 Powers Rd	13.6			3										
005 0014,16,17 0	Powers Road	32.7		1			6	6	6	6	6		6		
005 0071 0000	Powers Rd	28.0	712											2	
006 0036 0000	22 Texas Rd	2.7	601	1			8				8	8	8	1	
006 0037 0000	22 Texas Rd	35.8	176	1			8			8	8	8	8	1	
006 0038 0000	22 Texas Rd	14.2	601	1			8			8	8	8	8		
007 0009 0000	Carlisle Rd	32.8			1		1	1	2	3	2				
007 0015 0000	Carlisle Rd	29												2	
007 0110 0000	Old Rd	11.5									2	2			
007 0111 0002	Carlisle Rd	8.4									2	2			
010 0001 0000	Littleton Rd	128	317	1			6	6	6	6	6		6	2	
010 0013 0000	Littleton Rd	55	073	1			6	6	6	6	6		6	2	
011 0040 0006	285 Littleton Rd	0							1						
011 0040 0008	285 Littleton Rd	0							1						
011 0048 0000	Powers Rd	10.8			2										
011 0075 0001	Powers Rd app.	25		1			6	6	6	6	6		6	2	
011 0086 0005-9	Powers Rd	79		1			6	6	6	6	6		6		
012 0019.3,11,42.1	Concord Rd	125	801	1										2	

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
012 0023,24.1,24.2	Concord Rd	17	017/719											2	
012 0025 0003	Concord Rd	4.8	713									2			
012 0025 0004	Concord Rd	2.8	713									2		2	
012 0029 0000	49 Carlisle Rd	2.2									2	2			
012 0038 0000	Carlisle Rd	9.2								2+	2	1			
012 0083 0000	Old Lowell Rd	10.8									2	1+			
012 0108 0000	81 Carlisle Rd	6.2					2				2	2			
012 0116 0000	Concord Rd	8.5	713									1+			
012 0118 0000	Concord Rd	7	713									1+		1	
013 0017 0000	22 Griffin Rd	13.5	018				2				1	1		2	
013 0036 0001	14 Greenwood	61.5	713	1			2	3	3	3	3	3	2	1	
013 0082 0000	23 Mark Vincent dr.	1									2	2			
014 0023 0003	7 True Bean	4.6					1	1			2	1+			
015 0150 0000	Howard Rd	79.3		1											1
017 0003 0000	203 Littleton Rd	5				3	3	3	3	3	3	3			
017 0004 0000	199 Littleton Rd	7.3				3	3	3	3	3	3	3			
017 0007 0000	191 Littleton Rd	7.1				3	3	3	3	3	3	3			
017 0038 0000	Fieldstone Dr	14.5									1	1+			
017 0084 0000	198 Littleton Rd	5				3				2	2	2			

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
018 0022 0000	21 Vose Rd	23					6	6	6	6	6	6			
018 0061 0000	S. Chelmsford Rd	27					6	6	6	6	6	6	6	1	
018 0065 0000	Old Lowell Rd	13.9	722	1							1	1		1	
018 0066 0000	Gage Rd	74.9					8	8	8	8	8	8	8		
018 0070 0000	72 Old Lowell Rd	20.8	017	1			1+	1+	1+	2	2	2		1	
018 0072 0000	9 Greenwood	6.3	017	1										1	
018 0073 0000	Greenwood Rd	4.7	017	1										1	
018 0077 0000	72 Old Lowell Rd	22.7	718	1			1+	1+	1+	1+	1	1+		1	
018 0120 0000	Vose Rd	14.1	722	1			8	8	8	2+	2	2	8	2	
018 0121 0000	18 Vose Rd	25	016				8	8	8	2+	2	2	8	1	
018 0122 0000	Vose/Old Lowell Rd	23.6	017	1			8	8	8	2+	2	2	8	1	
021 0014 0000	12 Flagg Rd	1.4									1	1			
021 0084 0000	59 Hildreth	5.4									2	1			
021 0086 0002	Hildreth Rd.	2.8									1	1			
021 0090 0000	Hildreth St.	13	017								1	1		1	
021 0095 0000	1 Wright Ln	13.9	017	1			8				1	1		1	
021 0096 0001	32 Hildreth Rd	5.2					8				1	1			
021 0103 0000	Hildreth Rd.	3									1+	1+			
021 0105 0000	0 Wright Lane	38	601	1			8			8	1	1		1	

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
022 0003 0003	Boston Rd	17.4				2	3	2		1+	1	1+			
022 0051 0000	Providence Rd	12	017											2	
022 0117 0002	Boston Rd	2.5				2					1	1			
023 0050 0000	Littleton Rd	17		1			3	3		2	2				
023 0053 0000	60 Littleton Rd	2.3									3				
023 0080 0000	Littleton Rd	52.9		1			1+	1+		2	2		1		
025 0197 0000	71 Graniteville Rd	3.5									2	2			
026 0038 0004	61 Cold Spring Rd	5.4									2	2			
026 0092 0000	64 Main St.	26.4	018							2	2	2		1	
027 0040 0000	1 Leland Rd	6.8									3	2			
027 0158 0000	Main St.	31	017								1	1		1	
029 0016 0000	West Street	183	0386	1			6	6	6	6	6	6	6	1	
029 0070 0000	Cowdry Hill	29		1						1	1	3		2	
029 0071 0000	17 Cowdry Hill	9.7	018							1	1	3		2	
029 0072 0000	Cowdry Hill	7.4								1	1	3			
029 0083 0000	13 Cowdry Hill	13	018							1	1	3		2	
029 0084 0000	Cowdry Hill	60.6		1						1	1	3		2	
030 0012 0000	West Street	71.9		1						1	1	3		2	
030 0016 0000	No. Main St.	69		1			3	3	3	3	3		3	2	

Table 5: Potential Parcels - Listed by Parcel Number

				High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
030 0030 0000	North Street	44									3			1	
030 0045 0000	Beacon Rd	5						1							
030 0080 0000	Bridge Street	3.1									1	1			
031 0032 0000	17 Cold Spring Rd	39.1	601				8	8		8	2	1	8	1	
031 0035 0000	River St.	37					1+							1	1
031 0037 0000	Depot	237.2		1			8	8	8	8	8	8	8	1	1
031 0038 0000	17 Cold Spring Rd	5.3					8	8			2	1			
031 0049 0000	Vinton Place	2.5												1	
032 0023 0000	46 Lowell Rd	28.4	017	1			1+	1+	1+	1	1	1	1	1	
032 0027 0000	Stony Brook	18.4	719	1			1	1		1	1	1		1	
032 0031 0000	Stony Brook	6.5												1	
032 0050 0000	Chamberlain Rd	8												1	
032 0056 0000	Chamberlain Rd	11												1	
032 0084 0000	46 Lowell Rd	54.5	713	1						1	1	1		1	
032 0086 0000	Providence/Lowell	46.1	017	1			1+	1+		1	1	2	1	1	
033 0035 0000	79 Chamberlain Rd	15.2	017				3	3		2	2	2		2	
033 0053 0000	79 Chamberlain Rd	5.1									2	2			
034 0030 0000	46 Groton Rd	25	018				1+			2	2	2			
035 0003 0000	Groton ROAD	550		1			6	6	6	6	6	6	6	1	

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable (2-4 units)	Historical			
035 0032 0004	Depot	19.7		1			8	8	8	8	8	8	8	1	
036 0008 0000	Depot	29.8		1			8	8	8	8	8	8	8	1	
037 0002 0000	105 Lowell Rd	6									1	1			
038 0020 0000	Brookside Rd	5.4												1	
038 0029 0000	Lowell Rd	19.5	036							6	6	6		1	
039 0001 0000	Keyes Rd	13												2	
040 0004 0000	Wing Rd	62	016	1							1	1		2	
040 0006 0000	15 Wing Rd	54	016	1							2	2		1	
040 0018 0000	114 Dunstable Rd	13.6						1	1						
040 0034 0000	Tenney Rd	8.5									2	2			
040 0035 0000	8 Tenney Rd	5.9									2	2			
041 0043 0000	304 Groton Rd	9.8								2	2	2			
041 0051 0000	Tyngsboro Rd	145.8	017	1			3	3	3	1	1	1	2	1	
041 0061 0000	Depot	24.6					1+	1+	1+	1+	1				
042 0009 0000	Oakhill Rd	30	038				6	6	6	6	6	6	6	2	
044 0013 0002	Tenney Rd	2.3									2	2			
044 0039 0004	Dunstable Rd	108		1			1	1	1	1	1	1		1	
045 0041 0000	Sawmill Rd	5												1	
045 0099 0000	Tyngsboro Rd	40								1+	1	1+	3		

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
046 0005 0000	478 Groton Rd	4.6					2	2	1		2				
046 0014 0000	Groton Rd	104.3		1			6	6		6	6	6	6		
046 0015& 0016	Groton Rd	115.6		1			6	6		6	6	6	6		
047 0023 0000	Tyngsboro Rd	42	016											2	
048 0011 0234	Groton Rd	89.7		1			6	6		6	6	6	6		
049 0010 0000	Makepeace Rd	3									3				
051 0006 0000	4 Beaver Brook Rd	3									1	1			
052 0016 0000	W. Prescott	3.6												1	
052 0025 0000	W Prescott Rd	7.2					2	2		1	2	1+		1	
052 0026 0000	W. Prescott	2.9												1	
052 0029 0000	W. Prescott	7.2												1	1
053 0077 0000	60 Pleasant St.	10.5													1
056 0054 0000	Village view Rd	8.2					1	1	1	1+	1	1			
061 0031 0000	No. Main St.	5.6		1			3	3	3	3	3		3		
064 0003 0000	64 Stoney Brook Rd	3.8												1	
066 0098 0000	68 Stoney Brook	3.9												1	
066 0101 0000	74 Stony Brook Rd	7								1	1	1			
066 0102 0000	76 Stony Brook	7								1	1	1		1	
067 0049 0000	51 Stony Brook Rd	7.8												1	

Table 5: Potential Parcels - Listed by Parcel Number

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
069 0253 0000	Plain Rd	22					1								
070 0046 0000	Williams Ave	2.8									3	2			
076 0001 0000	Tyngsboro Rd	6.3										3			
077 0104 0000	427 Groton Rd	13					1			2	2				

V. Prioritization of Parcels

Priority Rationale

Upon completion of the potential parcel list, the Land Use Priorities Committee prioritized the parcels based on the following criteria:

- ¥ All parcels determined to be unlikely to be available were not on the priority list.
- ¥ All parcels that were deemed usable for significant municipal needs, however were determined to be best preserved, were put on the priority list.
- ¥ It was ensured that all municipal needs had a few options on the priority list.
- ¥ Parcels with many multiple uses were high priority.
- ¥ All but two parcels (that are already protected) that are of high impact if developed were high priority.

A total of 45 parcels are on the high priority list. If listed by owner, there are 23 owners on this list. The purpose of the priority list is to focus the towns efforts to watch and potentially acquire those parcels that have the best potential use.

The next pages contain the prioritized parcel list. This list is broken down into three sections. See page 11 for an explanation of the assumptions used on this list and the coding descriptions.

- ¥ High Priority Parcels - as described above
- ¥ Parcels unlikely to be available - those parcels, due to various reasons, are thought to most likely not come on the market for sale.
- ¥ Second tier parcels - those parcels that are not on the above two lists

Table 6: High Priority Parcels

				High Impact	Potential Uses										
Map/Parcel	Location	Acres	Chapter Type		Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable (2-4 units)	Historical			
006 0036 0000	22 Texas Rd	2.7	601	1			8				8	8	8	1	
006 0037 0000	22 Texas Rd	35.8	176	1			8			8	8	8	8	1	
006 0038 0000	22 Texas Rd	14.2	601	1			8			8	8	8	8		
007 0009 0000	Carlisle Rd	32.8			1		1	1	2	3	2				
011 0048 0000	Powers Rd	10.8			2										
013 0036 0001	14 Greenwood	61.5	713	1			2	3	3	3	3	3	2	1	
014 0023 0003	7 True Bean	4.6					1	1			2	1+			
017 0084 0000	198 Littleton Rd	5				3				2	2	2			
018 0065 0000	Old Lowell Rd	13.9	722	1							1	1		1	
018 0070 0000	72 Old Lowell Rd	20.8	017	1			1+	1+	1+	2	2	2		1	
018 0072 0000	9 Greenwood	6.3	017	1										1	
018 0073 0000	Greenwood Rd	4.7	017	1										1	
018 0077 0000	72 Old Lowell Rd	22.7	718	1			1+	1+	1+	1+	1	1+		1	
018 0120 0000	Vose Rd	14.1	722	1			8	8	8	2+	2	2	8	2	
018 0121 0000	18 Vose Rd	25	016				8	8	8	2+	2	2	8	1	
018 0122 0000	Vose/Old Lowell Rd	23.6	017	1			8	8	8	2+	2	2	8	1	
021 0095 0000	1 Wright LN	13.9	017	1			8				1	1		1	
021 0096 0001	32 Hildreth ST	5.2					8				1	1			
021 0105 0000	0 Wright Lane	38	601	1			8			8	1	1		1	
022 0003 0003	Boston Rd	17.4				2	3	2		1+	1	1+			
022 0117 0002	Boston Rd	2.5				2					1	1			
023 0050 0000	Littleton Rd	17		1			3	3		2	2				

Table 6: High Priority Parcels

				High Impact	Potential Uses										
Map/Parcel	Location	Acres	Chapter Type		Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
023 0080 0000	Littleton Rd	52.9		1			1+	1+		2	2		1		
029 0070 0000	Cowdry Hill	29		1						1	1	3		2	
029 0084 0000	Cowdry Hill	60.6		1						1	1	3		2	
030 0012 0000	West Street	71.9		1						1	1	3		2	
030 0016 0000	No. Main St.	69		1			3	3	3	3	3		3	2	
031 0032 0000	17 Cold Spring Rd	39.1	601				8	8		8	2	1	8	1	
031 0035 0000	River St.	37					1+							1	1
031 0037 0000	Depot	237.2		1			8	8	8	8	8	8	8	1	1
031 0038 0000	17 Cold Spring Rd	5.3					8	8			2	1			
032 0023 0000	46 Lowell Rd	28.4	017	1			1+	1+	1+	1	1	1	1	1	
032 0027 0000	Stony Brook	18.4	719	1			1	1		1	1	1		1	
032 0084 0000	46 Lowell Rd	54.5	713	1						1	1	1		1	
032 0086 0000	Providence/ Lowell	46.1	017	1			1+	1+		1	1	2	1	1	
035 0032 0004	Depot	19.7		1			8	8	8	8	8	8	8	1	
036 0008 0000	Depot	29.8		1			8	8	8	8	8	8	8	1	
040 0004 0000	Wing Rd	62	016	1							1	1		2	
040 0006 0000	15 Wing Rd	54	016	1							2	2		1	
041 0051 0000	Tyngsboro Rd	145.8	017	1			3	3	3	1	1	1	2	1	
041 0061 0000	Depot	24.6					1+	1+	1+	1+	1				
044 0039 0004	Dunstable Rd	108		1			1	1	1	1	1	1		1	
045 0099 0000	Tyngsboro Rd	40								1+	1	1+	3		
056 0054 0000	Village View Rd	8.2					1	1	1	1+	1	1			
061 0031 0000	No. Main St.	5.6		1			3	3	3	3	3		3		

Table 7: Second Tier Priority Parcels

				High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
005 0010 0000	71 Powers Rd	13.6			3										
005 0071 0000	Powers Rd	28	712											2	
007 0015 0000	Carlisle Rd	29												2	
007 0110 0000	Old Rd	11.5								2	2				
007 0111 0002	Carlisle Rd	8.4								2	2				
011 0040 0006	285 Littleton Rd	0						1							
011 0040 0008	285 Littleton Rd	0						1							
012 0019.3,11,42.1	Concord Rd	125	801	1										2	
012 0023,24.1,24.2	Concord Rd	17	017/719											2	
012 0025 0003	Concord Rd	4.8	713									2			
012 0025 0004	Concord Rd	2.8	713									2		2	
012 0029 0000	49 Concord Rd	2.2								2	2				
012 0038 0000	Carlisle Rd	9.2							2+	2	1				
012 0083 0000	Old Lowell Rd	10.8								2	1+				
012 0108 0000	81 Carlisle Rd	6.2				2				2	2				
012 0116 0000	Concord Rd	8.5	713								1+				
012 0118 0000	Concord Rd	7	713								1+		1		
013 0017 0000	22 GRIFFIN Rd	13.5	018				2			1	1		2		
013 0082 0000	23 Mark Vincent dr.	1								2	2				
015 0150 0000	Howard Rd	79.3		1											1
017 0003 0000	203 Littleton Rd	5			3	3	3	3	3	3	3				

Table 7: Second Tier Priority Parcels

				High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
017 0004 0000	199 Littleton Rd	7.3				3	3	3	3	3	3	3			
017 0007 0000	191 LittletonRd	7.1				3	3	3	3	3	3	3			
017 0038 0000	Fieldstone Dr	14.5									1	1+			
018 0066 0000	Gage Rd	74.9					8	8	8	8	8	8	8		
021 0014 0000	12 Flagg Rd	1.4									1	1			
021 0084 0000	59 Hildreth	5.4									2	1			
021 0086 0002	Hildreth ST.	2.8									1	1			
021 0090 0000	Hildreth St.	13	017								1	1		1	
021 0103 0000	Hildreth ST.	3									1+	1+			
022 0051 0000	Providence Rd	12	017											2	
023 0053 0000	60 Littleton Rd	2.3									3				
025 0197 0000	71 Graniteville Rd	3.5									2	2			
026 0038 0004	61 Cold Spring Rd	5.4									2	2			
026 0092 0000	64 Main St.	26.4	018							2	2	2		1	
027 0040 0000	1 Leland Rd	6.8									3	2			
027 0158 0000	Main St.	31	017								1	1		1	
029 0071 0000	17 Cowdry Hill	9.7	018							1	1	3		2	
029 0072 0000	Cowdry Hill	7.4								1	1	3			
029 0083 0000	13 Cowdry Hill	13	018							1	1	3		2	
030 0030 0000	North Street	44									3			1	
030 0045 0000	Beacon ST	5							1						
030 0080 0000	Bridge Street	3.1									1	1			

Table 7: Second Tier Priority Parcels

				High Impact	Potential Uses										School Middle/High	Conservation	Water Resources
					Fire		Recreation			Housing							
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical					
031 0049 0000	Vinton Place	2.5												1			
032 0031 0000	Stony Brook	6.5												1			
032 0050 0000	Chamberlain Rd	8.0												1			
032 0056 0000	Chamberlain Rd	11.0												1			
033 0035 0000	79 Chamberlain Rd	15.2	017				3	3		2	2	2		2			
033 0053 0000	79 Chamberlain Rd	5.1									2	2					
034 0030 0000	46 Groton Rd	25.0	018				1+			2	2	2					
037 0002 0000	105 Lowell Road	6.0									1	1					
038 0020 0000	Brookside Rd.	5.4												1			
039 0001 0000	Keyes Rd	13.0												2			
040 0018 0000	114 Dunstable Rd	13.6					1	1									
040 0034 0000	Tenney Rd	8.5									2	2					
040 0035 0000	8 Tenney Rd.	5.9									2	2					
041 0043 0000	304 Groton Rd.	9.8								2	2	2					
044 0013 0002	Tenney Rd	2.3									2	2					
045 0041 0000	Sawmill Road	5.0												1			
046 0005 0000	478 Groton Rd	4.6					2	2	1		2						
047 0023 0000	Tyngsboro Rd	42	016											2			

Table 7: Second Tier Priority Parcels

Map/Parcel	Location	Acres	Chapter Type	High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
					Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable (2-4 units)	Historical			
049 0010 0000	Makepeace Rd	3.0									3				
051 0006 0000	4 Beaver Brook Rd	3.0									1	1			
052 0016 0000	W. Prescott	3.6												1	
052 0025 0000	W Prescott St	7.2					2	2		1	2	1 +		1	
052 0026 0000	W. Prescott St	2.9												1	
052 0029 00000	W. Prescott St	7.2												1	1
053 0077 0000	60 Pleasant St.	10.5													1
064 0003 0000	64 Stoney Brook	3.8												1	
066 0098 0000	68 Stoney Brook	3.9												1	
066 0101 0000	74 Stony Brook Rd	7.0								1	1	1			
066 0102 0000	76 Stony Brook	7.0								1	1	1		1	
067 0049 0000	51 Stony Brook Rd.	7.8												1	
069 0253 0000	Plain Rd	22.0					1								
070 0046 0000	Willaims Ave	2.8									3	2			
076 0001 0000	Tyngsboro Rd	6.3										3			
077 0104 0000	427 Groton Rd	13.0					1			2	2				

Table 8: Parcels Not Likely to Become Available

				High Impact	Potential Uses										
					Fire		Recreation			Housing			School Middle/High	Conservation	Water Resources
Map/Parcel	Location	Acres	Chapter Type		Substation	Central	Fields	Complex	Office	Affordable (12-15 Units)	Affordable. (2-4 units)	Historical			
005 0003,4,5,6	Powers Rd	120	809/ 601	1			6	6		6	6		6	2	
005 0014,16,17 0	Powers Rd	32.7		1			6	6	6	6	6		6		
010 0001 0000	Littleton Rd	128	317	1			6	6	6	6	6		6	2	
010 0013 0000	Littleton Rd	55	073	1			6	6	6	6	6		6	2	
011 0075 0001	Powers Rd app.	25		1			6	6	6	6	6		6	2	
011 0086 0005-9	Powers Rd	79		1			6	6	6	6	6		6		
018 0022 0000	21 Vose Rd	23					6	6	6	6	6	6			
018 0061 0000	S. Chelmsford Rd	27					6	6	6	6	6	6	6	1	
029 0016 0000	West Street	183	0386	1			6	6	6	6	6	6	6	1	
035 0003 0000	Groton Rd	550		1			6	6	6	6	6	6	6	1	
038 0029 0000	Lowell Rd	19.5	036							6	6	6		1	
042 0009 0000	Oakhill Rd	30.0	038				6	6	6	6	6	6	6	2	
046 0014 0000	Groton Rd.	104.3		1			6	6		6	6	6	6		
046 0015& 0016	Groton Rd.	115.6		1			6	6		6	6	6	6		
048 0011 0234	Groton Rd.	89.7		1			6	6		6	6	6	6		

VI. Recommendations for Town Land and Future Vacated Buildings

This section contains the committee's recommendations for the buildable town-owned parcels and for building sites that may become vacant in the future.

Recommended Best Use for Buildable Town Parcels

Listed below are those town owned parcels which are on the potential parcel list. Although there may be more potential uses than outlined below, the Land Use Priorities Committee, after analyzing the parcels and land needs, recommends the following as the best use for these particular parcels. Note there are numerous other town owned parcels, however they were either determined un-usable or best maintained as conservation land.

Table 9: Recommended Use for Buildable Town Parcels

Parcel Number	Location	Best Use
007 0009 0000	Carlisle Rd.	Recreation, Fire sub-station (if a better site can't be obtained) & Small Affordable Housing
022 0003 0003	Boston Rd.	Historical Housing & Affordable Housing
022 0117 0002	Boston Rd.	Historical Housing or Small Affordable Housing
045 0099 0000	Tyngsboro Rd.	Historical Housing & Affordable Housing Middle/High School (see note below)
056 0054 0000	Village View	Recreation
017 0038 0000	Fieldstone Dr.	Historical building
021 0103 0000	Hildreth St.	Sell off for money and put funds towards other land purchase. Use as a bargaining chip for future land acquisition.
030 0045 0000	Beacon St.	Animal Control, School storage & possible Recreation Office
070 0046 0000	Williams Ave.	Historical Housing or Small Affordable Housing

Note: The Edwards parcel on Tyngsboro Road may be a potential school site if it is determined to be large enough after engineering is completed on the site, i.e. wetlands are delineated. The Land Use Priorities Committee rated this parcel as a 3 for the schools, yet feels that the best use for this parcel is affordable and/or historical housing. It was decided to put the school on this best use list since it is the only town owned parcel that could potentially house a new school.

Recommendation for Uses of Old Sites

As part of our committees efforts, we have identified possible re-uses of town buildings that are known or are likely to become vacant in the upcoming years. This list is meant to be a starting point for identifying the best use for the buildings.

Knowing that the Old Highway Garage will soon become available, the Land Use Priorities Committee determined that the best use for this site was storage for the schools (assuming that vehicle waste is not an issue), animal control and possibly a Recreation Office. A small group comprising of individuals from each of these departments and a Town Planner is being formed to closely look at the space and come up with a plan on how all the departments needs can be satisfied at this location. Table 10 lists the suggestions for the reuse of town buildings.

Table 10: Reuse of Westford Buildings

Uses	Fire Stations			Highway Garage	School Admin	Town Hall
	Granite/ Forge	Nab.	Central			
Affordable Housing	x*	x			x	
Community Meeting Space	x	x				x
Dog Pound Expansion				x		
Parks Department				x		
Roudenbush Expansion		x			x	
Recreation Dept. Offices		x	x	x	x	x
School Administration			x			x
Storage - Museum/School/Rec.	x	x	x	x	x	x
Storage - Town Hall			x			
Town Hall Expansion			x			
Trail Head - Recreation Trail				x		
*Indicates possible septic issue						

VII. Recommendation for Plan Execution

The Land Use Priorities Committee discussed the best way to ensure that the plan we developed is executed, i.e. landowners are followed up with, action is taken if a parcel is up for sale that the town is interested in and that the land needs of all departments are being met in a timely manner. The committee decided the best way to ensure this happens is to form a Land Acquisition Oversight Committee whose charter is to solely do what was discussed above. It was felt that if this responsibility were left to an employee of the town, that it would be too easy to lose sight of our land needs and stay abreast of land coming up for sale when mixed with other job responsibilities. Outlined below is detailed information on the purpose/makeup of this new committee.

The Land Acquisition Oversight Committee

The purpose of this committee is to oversee execution of the plan developed by the Land Use Priorities Committee which outlines the long term land needs of the town and suggests specific parcels to meet those needs.

Specifically, this committee will:

1. Maintain open communication with landowners of the priority parcels as outlined in the Land Use Priorities Committee plan.
2. Stay abreast of land coming up for sale.
3. Provide recommendations to the Board of Selectmen on whether or not the town should exercise its first right of refusal on Chapter land when it come up for sale.
4. Provide recommendations to the Town Manager to pursue negotiations on a particular parcel.
5. Work closely with the Town Manager, Conservation Commission and the Community Preservation Act (CPA) Committee to ensure coordination among groups and avoid redundancy.
6. Make recommendations to the CPA committee on what land to purchase.

This committee will not engage in negotiations for land. This is the Town Manager's responsibility and he will appoint small groups to partake in negotiations when deemed necessary.

Suggested Membership

Town Manager (ex officio)

1 member from the Community Preservation Act Committee

1 member from the Conservation Commission or the Commissions Coordinator

2 members from the Land Use Priorities Committee

2 citizens that know and have a good rapport with many of the landowners on the LUPC priority parcel list

1 member from the Master Plan Implementation Committee

Skills Needed on the Committee

1. Good communication skills - written and verbal
2. Good organizational skills
3. Excellent working knowledge of various options available to landowners, including the financial impact of options. Must be able to teach this to the committee members.
4. People that are in the loop on potential land coming up for sale
5. All members on the committee, other than the Town Manager, must be able to take action items and complete them in a timely manner. This primarily will be contacting various landowners, having meetings with them etc.
6. Real estate connection

Committee Output

1. Town Report
2. Keep potential parcel list updated
3. Review land needs/priorities annually
4. Accomplishment of its purpose

Terms:

2 year, overlapping

Appendix A

Land Acquisition/Development Timeline

The following timelines show estimated dates needed for the acquisition of land to meet the listed Town Department needs. This timeline is for new facilities, buildings, fields, etc., where new land acquisition needs to occur. It does not include, for example, ball fields at Stony Brook where the Town already owns the land.

Two timelines are included. The first one is a summary which shows the approximate date needed for land acquisition to meet the completion date requested by the Town Department. Town Departments provided their requested completion dates, and details on estimated timelines for engineering, construction, etc. For instance, fire station construction is significantly different from ball field development, and includes different timelines for planning, engineering, and final construction. The second timeline is a full breakout showing major steps throughout each project, including identification of parcels, planning and engineering, and construction.

In some cases, like Recreation requirements, a single parcel can support multiple fields, and this is shown for soccer, lacrosse, etc. While baseball/softball fields are shown individually, it's expected that in many cases more than one field will be built on a particular parcel.

The chart took into account approximate Annual or Special Town Meeting dates, where the vote for acquisition funds would take place. Therefore the estimated land acquisition dates are a short time after Spring or Fall Town Meeting.

Timelines for water and conservation are not included. Since acquisition of parcels for conservation is an ongoing effort consisting of multiple parcels of land, it was difficult to show on one timeline. If, for instance, the Town moved to acquire a significantly large, single parcel of land, it would be beneficial to show it on this timeline. Timelines for Historical and Affordable Housing are estimates based on feedback from those Committees.